

UP TO 51,994 SF — FLEXIBLE DIVISIONS

1 CORY ROAD *Morristown, NJ*

WHERE **PRICE, PLACE, PARKING & POWER** DELIVER

17,394 SF, 16,138 SF AND 18,462 SF AVAILABLE



**PREMIER
INDUSTRIAL
OPPORTUNITY
IN MORRIS
COUNTY
OFFERING
SCALE, ACCESS,
AND VALUE**

Discover flexible industrial space with competitive pricing, excellent highway access, robust power, and abundant parking — all steps from Morristown transit and amenities.

✓ **PRICE**
Competitive rates & below-average OPEX

✓ **PLACE**
Easy access to Rts 287, 80, 10 & 24; walkable amenities; close to Morristown Station

✓ **PARKING**
2 acres of additional paved & lit parking

✓ **POWER**
4,000 amps | 3-phase | 277/480V

- › BUILT IN 1986
- › 296,000 SF (TOTAL BUILDING)
- › 17.89 ACRES
- › **2 ACRES OF ADDITIONAL PARKING AVAILABLE**
- › 20' CEILING
- › WET SPRINKLER
- › 40' X 25' COLUMN SPACING
- › NEW ROOF INSTALLED 2023
- › EASY ACCESS TO ROUTES 287, 80, 24, AND 10
- › ALL AMENITIES WITHIN WALKING DISTANCE
- › CLOSE TO TRANSIT ORIENTED MORRISTOWN

3 UNITS AVAILABLE

TOTAL AVAILABLE:

51,994 SF

UNIT 1:

17,394 SF

- › 3 full docks
- › 2 short bay docks

UNIT 2:

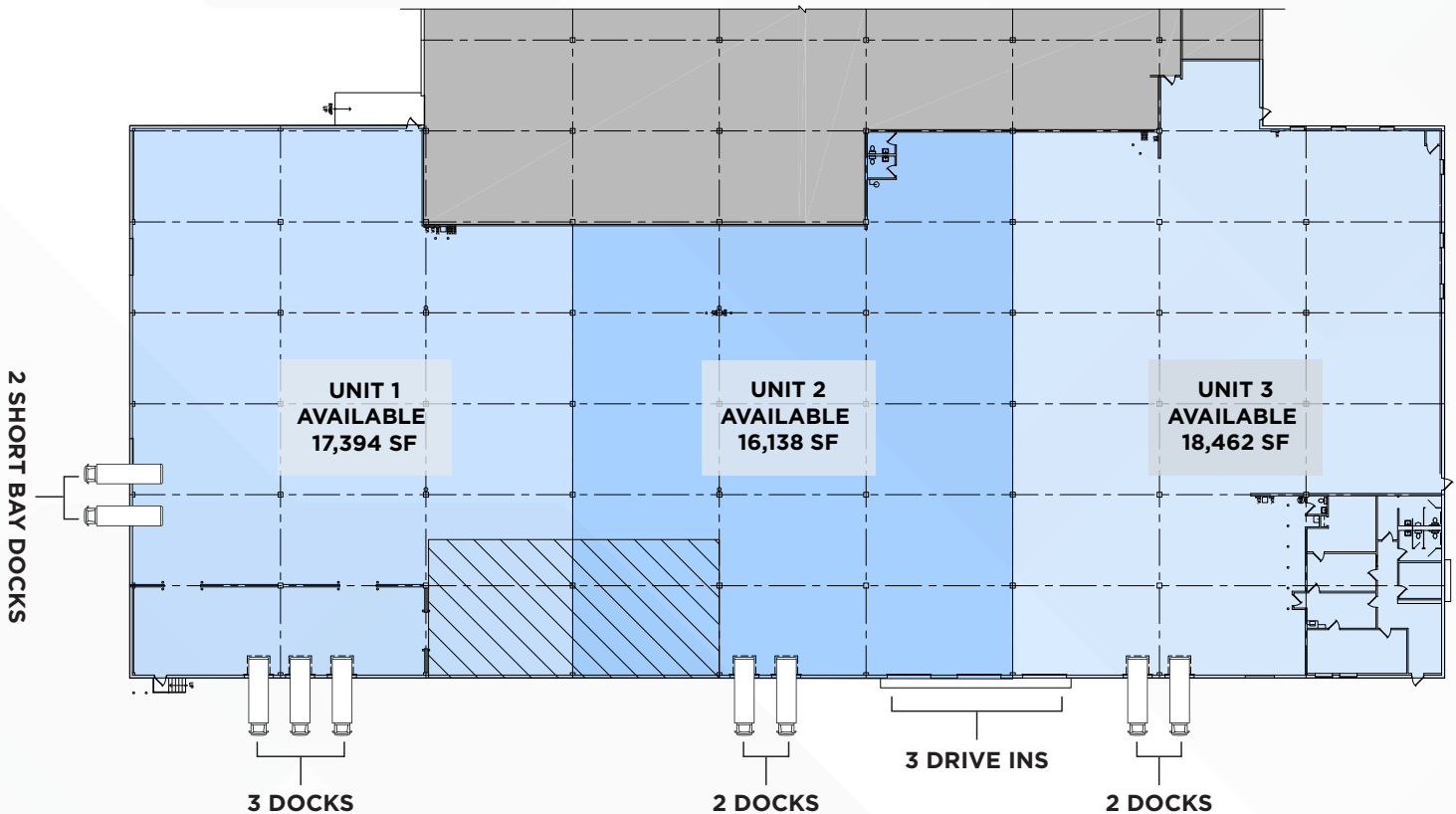
16,138 SF

- › 2 docks
- › 2 drive ins

UNIT 3:

18,462 SF

- › 2 docks
- › 1 drive in



2 ACRES OF EXCESS PARKING

BROKER CONTACT

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SPACE PHOTOS



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PREMIER ACCESS



Strategically located in the heart of Morris County, 1 Cory Road offers immediate access to I-287 with seamless connectivity to I-80, I-78, Route 24, and Route 10 — linking Northern New Jersey’s logistics corridor to the ports, airport, and Manhattan within 30-45 minutes.

DRIVE TIMES

I-287 (on-ramp)	3 minutes
I-80 Interchange	10 minutes
Parsippany Business District	10 minutes
I-78 Interchange	15 minutes
Bridgewater / Somerville Corridor	25 minutes
Newark Liberty International Airport	30 minutes
Port Newark / Elizabeth Marine Terminal	35 minutes
Meadowlands / Secaucus	35 minutes
New York City (Lincoln Tunnel)	40 minutes

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